

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

MARCH 23, 2004

The proposed Deer Lake Ranch project before the Board today represents the culmination of a successful County-led four-year effort to bridge multiple differences between the developer and local Chatsworth residents. Residents and other interested parties, including equestrians, trail users, and supporters of open space, have all played an intimate role in fashioning a compromise that is a model for resolving county land use controversies. Based upon the extensive community input on Deer Lake Ranch, the modifications I propose today will go a long way toward alleviating those concerns.

To mitigate the impact on surrounding neighborhoods in Chatsworth, I am directing that the project include the following items:

- Dedication of 235 acres for open space parcel adjacent to existing publicly-owned open space areas.
- 79 acres that will be dedicated to the Santa Monica Mountains Conservancy.
- Construction of nearly 4.3 miles of equestrian and hiking trails that connect to the regional trail network.
- Construction of a main-line sanitary sewer system for the adjoining Twin Lakes community.
- Construction of a heli-spot for use by the Los Angeles County Fire Department and other emergency personnel.

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- Provision of approximately \$1 million in funding to the Santa Monica Mountains Conservancy to provide ongoing funding for a park ranger for the Santa Susana Mountains area.
- Provision of approximately \$300,000 that will be reimbursed to the County's Proposition A fund for the acquisition of a 13-acre community park in Chatsworth known as Horner Park.
- Incorporation of a series of traffic mitigation measures that address a 538-unit project, even though the number of homes has been scaled back by 50%.
- Construction of a store-front sub-station for use by the Los Angeles County Sheriff's Department.
- Contribution of approximately \$350,000 in fees to the City and County to enhance local libraries.
- Contribution of approximately \$300,000 to be used for construction and/or operations of local child care programs in the Chatsworth community.

Additionally, the proposed Deer Lake Ranch Community Character Statement incorporates a number of features—varied design by neighborhood, differentiated street setbacks, alternate garage locations, and enhanced streetscapes—which both enhance the aesthetics of the project and serve to create a sense of community within the development. These are notable achievements in any raw land subdivision and deserve to be emulated elsewhere in the County.

Based upon a thorough review of the record, input from the local residents, and the testimony offered today, it is clear that there are lingering concerns about density, design, storm-water runoff, construction impacts, and the timing of proposed improvements. Additional conditions and modifications are required to further decrease density, increase lot size, and make additional project improvements.

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I will amend the project:

- To obtain a minimum of 50% of the lots being 15,000 square feet or larger, reduce the size of the project from 388 units to 375 units by consolidating lots within Neighborhood III and Neighborhood IV along the project's eastern, southeastern, and southern perimeter; require a minimum of 55 lots specifically designated to accommodate horse-keeping; and allow a minor increase of 2 lots in Neighborhood II.
- The applicant shall deposit \$200,000 into an account with the County prior to the recordation of the first final map. For the sole purpose of designing and construction improvements to Browns Canyon/Joughin Ranch road. These funds shall be put into a segregated account and used by the County, other governmental agencies, or a County-directed entity
- These funds shall be expended at the discretion of the Supervisor of the 5th District, and shall be used for community enhancement projects in the local Chatsworth community. The first of these payments shall be due within one year of the Board of Supervisors adoption of the findings and conditions, and the three succeeding anniversary dates. These funds shall be put into a segregated account, administered by the Department of Regional Planning. The applicant shall deposit \$1 million into an account with the County by making four annual payments of \$250,000.
- Other than the changes in the number, size, and configuration of lots, the essential layout of the subdivision shall remain unchanged. There shall be no significant changes to the access and circulation system, the amount or location of open space, the proposed trails, the amount of developed area including grading, nor any increase in the number of oak trees permitted to be removed.
- The \$2 million cap on costs associated with the construction of the sewers in Twin Lakes, as identified in the conditions of approval, shall be eliminated. The applicant shall bear the entire cost of the Twin Lakes sewers, regardless of the final cost.
- The applicant shall post bonds for the construction of the sewers in Twin Lakes prior to the recordation of the first final map.
- The sewers in Twin lakes shall be constructed and accepted by the Department of Public Works prior to the issuance of a final inspection for the 190th home.
- Eliminate the second paragraph of CUP Condition 64 concerning the deadline for sewer right-of-way acquisition.

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- The applicant shall submit plans to the Department of Public Works for the “A” Street and Canoga Avenue bridges prior to the recordation of the first final map.
- The “A” Street and Canoga Avenue bridges shall be constructed and accepted by the Department of Public Works prior to issuance of the building permits for the 130th home.
- Construction traffic may use Canoga Avenue only until the “A” Street bridge is complete. Thereafter all construction traffic shall use Topanga Canyon Boulevard.
- During the period when construction traffic uses Canoga Avenue, the applicant shall employ 2 crossing guards (at the corner of Canoga Avenue and Chatsworth Street and at the corner of Canoga Avenue and Tulsa Street) when local schools, day camps, or summer camps are in session.
- During the period when construction traffic uses Canoga Avenue, the applicant shall employ 1-2 flag-persons (as determined by the Department of Public Works) on south-bound Canoga Avenue to alert motorists to on-coming construction vehicles.
- Upon completion of the “A” Street bridge, the applicant shall post “No Construction Traffic” signs on the Canoga Avenue entrance to the subject property.
- The applicant shall file written reports on a monthly basis with a “Deer Lake Construction Monitoring Committee” composed of no more than 6 individuals that are property-owners, tenants, business-owners, and/or other interested parties appointed by the Supervisor of the 5th District.
- The applicant shall meet with the Deer Lake Construction Monitoring Committee on a quarterly basis (or less frequently at the discretion of the Committee).
- Prior to completion of the “A” Street bridge, construction traffic shall be permitted to travel along three routes: one, from De Soto Avenue, to Devonshire Street, to Canoga Avenue, to the site; and two, from Topanga Canyon Boulevard, to Chatsworth Street, to Canoga Avenue, to the site; and three, from Topanga Canyon Boulevard, to Poema Place, to the site. Upon completion of the “A” Street bridge, all construction traffic shall be restricted to travel from Topanga Canyon Boulevard, to Poema Place, to the site.
- Prior to the issuance of any grading or building permits, the applicant shall pay for and cause to be constructed a speed radar warning sign on southbound Canoga Avenue.

- For the duration of construction activities on the project site, at least twice a year (and prior to the recordation of each final map) the applicant shall survey the market to determine if there exists a more effective stormwater filtration device (compared to the proposed CDS system) and submit a report to the Department of Public Works. If a more effective device is commercially available and approved by regulatory agencies, the applicant shall work with the Department of Public Works to incorporate the device into the project.
- Prior to close of escrow, the applicant shall furnish each homebuyer with a list of “Best Management Practices” designed to reduce discharge of pollutants from residential properties. The project Conditions, Covenants and Restrictions shall require that this list be provided to future homebuyers.
- Prior to the issuance of any grading or building permits, the applicant shall meet with the owners of existing residences within the project site for maintaining access and utility services to these residences during construction. This plan shall be subject to the review and approval of the Department of Regional Planning.
- Elimination of the equestrian staging area, a project component that was rejected by the local community.
- Modification of the condition regarding child care to allow for the funding to be spent at any location within Chatsworth.

While no development project is perfect, and all development projects create impacts upon surrounding communities, the Deer Lake Ranch project demonstrates that reasonable and committed individuals can come together to reach ambitious compromises.

The work that went into this project proves that community outreach results in better projects and minimize impacts upon the local community and enjoys the support of both VICA and the Santa Monica Mountains Conservancy.

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I, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS:

- Close the public hearing;
- Indicate that we have read and considered the environmental documentation for the project and that we intend to certify the Environmental Impact Report;
- Indicate our intent to approve the Conditional Use Permit;
- Indicate our intent to approve the Oak Tree Permit;
- Indicate our intent to approve the Vesting Tentative Tract Map; and
- Direct County Counsel to prepare the findings and conditions, as well as the final environmental documentation, consistent with the revisions contained in this motion, for our approval.

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